



November 19, 2021

Mr. Benjamin Hearn, P.E.
Project Engineer
George, Miles, & Buhr, LLC
400 High Street Seaford, DE 19973

RE: Response to Comments (Dated 9-24-2021)
Hudson's Reserve
Millville, Delaware
Project No.: P20019
GMB File No. R200175.00

Dear Mr. Hearn:

We are in receipt of your comments dated September 24, 2021 for the above referenced project. Our responses are as follows:

General

1. On December 8, 2020, The Town Council met and voted 5-0 to approve the sketch plan for a Master Planned Community (MPC) submitted by Christopher at Millville LLC for Hudson's Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00.
 - *Noted.*
2. On April 13, 2021, The Town Council met and voted 5-0 to approve the Schematic Plan for the Master Planned Community (MPC) submitted by Christopher at Millville LLC for Hudson's Reserve (formerly known as the Hudson Property), located at Tax Map Parcel #134-15.00-115.00.
 - *Noted.*
3. Sidewalk at the intersection of Arum Lane and Peach Blossom Lane is not 5' wide. Sidewalk shall be compliant with ADA code per Town of Millville Code Section 125-30.A.
 - *The area has been reworked. All sidewalks are 5' wide, except for the sidewalk running between Arum Lane & Emory Way. The sidewalk here is 8' wide.*
4. Curb shall be added along the edge of paving line at the termination of White Lotus Drive.
 - *Curbing has been added along the edge of paving at the termination of white Lotus Drive.*
5. Walking path shall terminate at a sidewalk, not directly to the roadway at Bergen Peonies Drive.
 - *The walking path has been revised to terminate at the sidewalk.*

6. CB-B-4 on Sheet RD-3 has two labels to different structures. Revise label to reference correct structure.
 - *The label has been revised to reference the correct structure.*
7. Confirm top grate elevation of C-6 on Sheets RD-16, G-3 and RD-10.
 - *The top of grate elevation for C-6 has been revised on sheet RD-16 to be 18.85.*
8. Confirm invert out of FES-A on Sheets RD-16 and G-3.
 - *The invert of FES-A on sheet G-3 has been revised to be 13.82.*
9. Add secondary invert in label for D-1 on Sheet RD-16.
 - *A secondary invert in has been provided for D-1.*
10. Number of units shown on "Typical Lot Layouts" detail on Sheet T-2 do not match between it and the text under Master Plan Design Elements.
 - *The number of units has been revised to be consistent.*
11. Correct spelling of Emory Lane in the Beebalm Lane and Emory Way intersection detail.
 - *The spelling of Emory Lane has been corrected.*
12. Water service is not shown to the Commercial lot. It should be extended to Commercial Lot. See sheet U-1.
 - *The water service was removed and will be submitted under separate cover with the commercial area.*

If you have any questions or require any additional information, please do not hesitate to contact me at 302-547-2444.

Sincerely,

Civil Engineering Associates

Ronald H. Sutton, Jr., P.E.

Ronald H. Sutton, Jr., P.E.

Managing Principal

Civil Engineering Associates, LLC

55 West Main Street
 Middletown, DE 19709
 302-376-8833
 302-376-8834 fax

TRANSMITTAL SHEET

TO: Town of Millville <hr/> 36404 Club House Road <hr/> Millville, DE 19967 <hr/> PHONE: 302-539-0449 <hr/> ATTN: Andrew Lyons, Ben Hearn & Debbie Botchie <hr/> DATE: November 19, 2021 <hr/> FROM: Ronald H. Sutton, Jr., P.E.	REF: Hudson's Reserve <hr/> Construction Plans <hr/> <div style="display: flex; justify-content: space-between;"> <input checked="" type="checkbox"/> US MAIL <input type="checkbox"/> HAND CARRIED </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> UPS <input type="checkbox"/> TO BE PICKED UP </div> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> FED-X <input type="checkbox"/> OTHER </div>
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IF THE ENCLOSED IS NOT AS NOTED, PLEASE CONTACT US AT ONCE.

<div style="border: 1px solid black; padding: 2px 10px; display: inline-block;">For Your Review</div>	
Copies	Description
2	Construction Improvement Plan Set
8	Public Hearing Package (T-1, EX-1, C-1, G-1, G-2, u-1, L1)

Copies To:	Remarks:
	Project Ref: P20019